

121.A

0003

0020.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
561,700 / 561,700
561,700 / 561,700
561,700 / 561,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #: 20

Owner 1: MARTIN SARAH A	
Owner 2: BREISETH KRISTIN	
Owner 3:	
Street 1: 20 HOPKINS RD	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: SHERIDAN JULIE & KENNETH -	
Owner 2: -	
Street 1: 20 HOPKINS RD	
Twn/City: Arlington	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 1052 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7178																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	557,800	3,900		561,700		220090
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/30/21 19:04:02
LAST REV	Date Time
	10/03/19 17:08:11
	mmcmakin
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	557,800	3900	.		561,700		Year end	12/23/2021
2021	102	FV	542,000	3900	.		545,900		Year End Roll	12/10/2020
2020	102	FV	534,100	3900	.		538,000	538,000	Year End Roll	12/18/2019
2019	102	FV	553,700	3900	.		557,600	557,600	Year End Roll	1/3/2019
2018	102	FV	490,700	3900	.		494,600	494,600	Year End Roll	12/20/2017
2017	102	FV	448,000	3900	.		451,900	451,900	Year End Roll	1/3/2017
2016	102	FV	448,000	3900	.		451,900	451,900	Year End	1/4/2016
2015	102	FV	414,700	3900	.		418,600	418,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	14466
SHERIDAN JULIE	47876-368		7/27/2006		392,000	No	No				
SHERIDAN	36451-172		9/19/2002	Family	99	No	No				
MESHI SANDRA &	32293-306		3/30/2001		310,000	No	No	4			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/14/2017	886	Redo Bat	14,600	C					7/26/2018	Measured	DGM	D Mann
									5/14/2001	Inspected	PM	Peter M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 6 - Stucco				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: TAN				A Kits:	Rating:												
View / Desir: N - NONE				Fapl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact:	.		Floor: 1 - 1st Floor													
Const Mod:				% Own: 35.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal	2 - Plaster			Functional:	%												
Sec Int Wall: 10 - None	%			Economic:	%												
Partition: T - Typical				Special:	%												
Prim Floors: 3 - Hardwood				Override:	%												
Sec Floors:		%		Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 305.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 407.592													
Int vs Ext: S				Other Features: 68750													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.25199997													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 685207													
% Com Wal	% Sprinkled			Depreciation: 127449													
				Depreciated Total: 557759													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS								PARCEL ID				121.A-0003-0020.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1915	27.50	T	30	102			3,900		3,900
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 6 - Stucco				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: TAN				A Kits:	Rating:												
View / Desir: N - NONE				Fapl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact:	.		Floor: 1 - 1st Floor													
Const Mod:				% Own: 35.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal	2 - Plaster			Functional:	%												
Sec Int Wall: 10 - None	%			Economic:	%												
Partition: T - Typical				Special:	%												
Prim Floors: 3 - Hardwood				Override:	%												
Sec Floors:		%		Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 305.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 407.592													
Int vs Ext: S				Other Features: 68750													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.25199997													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 685207													
% Com Wal	% Sprinkled			Depreciation: 127449													
				Depreciated Total: 557759													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS								PARCEL ID				121.A-0003-0020.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1915	27.50	T	30	102			3,900		3,900
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 6 - Stucco				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: TAN				A Kits:	Rating:												
View / Desir: N - NONE				Fapl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact:	.		Floor: 1 - 1st Floor													
Const Mod:				% Own: 35.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal	2 - Plaster			Functional:	%												
Sec Int Wall: 10 - None	%			Economic:	%												
Partition: T - Typical				Special:	%												
Prim Floors: 3 - Hardwood				Override:	%												
Sec Floors:		%		Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 305.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 407.592													
Int vs Ext: S				Other Features: 68750													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.25199997													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 685207													
% Com Wal	% Sprinkled			Depreciation: 127449													
				Depreciated Total: 557759													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS								PARCEL ID				121.A-0003-0020.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1915	27.50	T	30	102			3,900		3,900
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 6 - Stucco				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: TAN				A Kits:	Rating:												
View / Desir: N - NONE				Fapl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact:	.		Floor: 1 - 1st Floor													
Const Mod:				% Own: 35.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal	2 - Plaster			Functional:	%												
Sec Int Wall: 10 - None	%			Economic:	%												
Partition: T - Typical				Special:	%												
Prim Floors: 3 - Hardwood				Override:	%												
Sec Floors:		%		Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 305.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 407.592													
Int vs Ext: S				Other Features: 68750													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.25199997													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 685207													
% Com Wal	% Sprinkled			Depreciation: 127449													
				Final Total: 557800													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				</td													